

Property Owners' Responsibilities

Code Basics for the Homeowner:

Property owners have rights and responsibilities. Those responsibilities do not end at paying taxes, they extend to maintaining a clean, safe property and the area in front of the home on public property. They also include limiting disruptive noise and the leasing or renting of homes based on planning codes and city ordinances. Here are a number of suggestions for homeowners to better educate them on our city's codes.

Accessing the city codes:

To access the city code you can visit the City Clerk's office in person, or you can go online, which may prove easier because you have the option of doing a word search. Go to the city home page and click on Online Services and scroll down to Code of Ordinances, or click on <http://www.municode.com/resources/gateway.asp?pid=10053&sid=9>. You may read the entire code there, or you may place a word in the search engine and all codes with that word will appear.

Rights of Way:

The city's Right of Way, hereafter called ROW, is the area from the front of your home, including the sidewalks, street, and grassy area from your property. The ROW is a public thoroughfare and all people and traffic have a "right" of way through that area.

The city is the custodian of the area and is required to ensure that through traffic is able to move across the area. The city allows planting, when safe, to provide shade, aesthetics, rain water percolation into the ground, etc. It is not permissible to build or place a fence on the right of way. Property owners are only allowed to plant or place items on the ROW with a permit. Here we summarize some important codes:

- Keep city ROW adjacent to your property clear of obstructions. (sec 62.2)
- Keep city ROW adjacent to your property mowed and clear of weeds and garbage. Please keep your city clean, every day pick up trash that can wash down the storm drains and make its way to the beaches. (sec. 62.31)
- No planting or placing permanent objects, including fill or large or small rocks, on city ROW adjacent to your property without the proper ROW permit. (sec. 62.31). Please note, if you desire to plant plants, two permits are required: the Engineering Services Department (809-3975) will need to authorize the location and size of plant (trees that grow too tall can get in power lines and knock out power or communications during storms, for example. Also, trees near corners block a driver's view, which is unsafe, so no plants that can grow over 30 inches are allowed to be planted within about 40 feet of a corner.) Go to <http://www.keywestcity.com/departments/division.asp?fDD=21-117> to

obtain a permit and see Frequently Asked Questions. The Landscaping Department determines the type of plant that can be planted, (only drought-tolerant and native species are allowed). Call 809 3764 or visit

<http://www.keywestcity.com/department/division.asp?fDD=10-193>.

■ All garbage and recycle containers shall be placed on the city ROW after 4 p.m. the day before scheduled pick up and removed from city ROW by 8 p.m. the day of pick up (sec. 58.31). Trash pick up days can be found on a map at

http://www.keywestcity.com/egov/docs/1187717906_106018.pdf (it takes a minute to load). Recycle pick up days can be found at

http://www.keywestcity.com/egov/docs/1187718058_434417.pdf. You may also access these by clicking “How you can help keep Key West Clean and Green” on the city's home page.

■ Any furniture, such as beds or appliances, considered as garbage needs arrangements for pick up with a franchise hauler *before* placing on city ROW (sec. 58.31). Call Waste Management at 296 8297.

■ Any yard waste (not in a trash pail) placed on City ROW needs arrangements for pickup with franchise hauler *before* placing on city ROW (sec 58.35)). Call Waste Management at 296 8297.

■ Any construction material placed on City ROW needs arrangements with franchise hauler *before* placing on city Row.(sec 58.35). Call Waste Management at 296 8297.

■ No sweeping or using blowers to deposit waste on city ROW (sec. 58.34). That means you need to pick up your sweepings and dispose of them in the trash.

■ All pet owners are responsible for cleaning up the waste of their pets(sec. 10-8). This is important since pet waste runs off into the stormwater systems and usually ends up in the water at your beaches.

Work on your home:

Any building or repairs to property, including fences, needs a building permit. If in question, call 809-3952 (sec.14-35).

Beware of hiring unlicensed contractors to work on your property (sec 18-150).

Signs:

Only one For Sale or For Rent sign may be placed on a property.

No construction company signs may be placed on a property.

All political signs must be on your property, not in the ROW.

